

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Boston**

State: **MA**

PJ's Total HOME Allocation Received: **\$130,693,233**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	19		
% of Funds Committed	98.26 %	97.03 %	7	95.51 %	88	79	
% of Funds Disbursed	94.84 %	91.37 %	5	87.58 %	92	86	
Leveraging Ratio for Rental Activities	11.5	8.12	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	92.64 %	92.03 %	11	82.17 %	63	44	
% of Completed CHDO Disbursements to All CHDO Reservations***	72.29 %	77.04 %	14	71.17 %	51	44	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.28 %	82.28 %	13	81.54 %	46	35	
% of 0-30% AMI Renters to All Renters***	50.47 %	51.41 %	12	45.68 %	68	58	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.96 %	97.73 %	17	96.19 %	31	26	
Overall Ranking:			In State:	11 / 19	Nationally:	78 69	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$34,689	\$28,079		\$27,510	1,607 Units	67.60 %	
Homebuyer Unit	\$46,102	\$16,372		\$15,239	697 Units	29.30 %	
Homeowner-Rehab Unit	\$23,445	\$15,631		\$20,932	73 Units	3.10 %	
TBRA Unit	\$0	\$4,114		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Boston MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$182,082	\$198,800	\$86,991
\$154,133	\$104,976	\$23,754
\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 4.4 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	18.8	11.8	25.0	0.0
Black/African American:	54.7	48.3	48.6	0.0
Asian:	4.4	5.8	2.8	0.0
American Indian/Alaska Native:	0.4	0.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.1	0.4	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.2	1.9	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0
Other Multi Racial:	1.5	2.7	2.8	0.0
Asian/Pacific Islander:	3.8	1.0	0.0	0.0

ETHNICITY:

Hispanic	16.2	27.1	20.8	0.0
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HOUSEHOLD SIZE:

1 Person:	43.1	18.5	34.7	0.0
2 Persons:	24.3	22.5	31.9	0.0
3 Persons:	15.1	21.9	16.7	0.0
4 Persons:	11.4	22.2	5.6	0.0
5 Persons:	4.1	9.8	5.6	0.0
6 Persons:	1.3	2.7	4.2	0.0
7 Persons:	0.4	0.9	1.4	0.0
8 or more Persons:	0.3	0.9	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	31.5	26.4	30.6	0.0
Elderly:	23.0	3.1	20.8	0.0
Related/Single Parent:	32.0	31.0	23.6	0.0
Related/Two Parent:	10.3	25.6	12.5	0.0
Other:	3.2	13.3	12.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	45.9	1.9 #
HOME TBRA:	5.1	
Other:	14.5	
No Assistance:	34.5	

of Section 504 Compliant Units / Completed Units Since 2001 237

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Boston State: MA Group Rank: 78
 (Percentile)
 State Rank: 0 / 0 PJs Overall Rank: 69
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	92.64	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	72.29	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.28	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	94.96	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	0.84	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

